

**CLOSURE REPORT
RENAISSANCE AT NORTH PARK
30TH STREET AND EL CAJON BOULEVARD
SAN DIEGO, CALIFORNIA**

PREPARED FOR:
County of San Diego, Department of Environmental Health
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November 15, 2005
Project No. 105187006

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Mr. Ewan Moffat
County of San Diego, Department of Environmental Health
1255 Imperial Avenue, Suite 300
San Diego, California 92101

Subject: Closure Report
Renaissance at North Park
30th Street and El Cajon Boulevard
San Diego, California


Dear Mr. Moffat:

Ninyo & Moore is pleased to submit this closure report for the subject project (Site). This report documents the results of onsite project activities, which generally included closure of two underground storage tanks and follow on soil remediation, remediation of lead and petroleum hydrocarbon impacted soils at select Site locations, remediation of a burn ash pit, and oversight of soil excavation, and export monitoring.


The attached report presents our methodologies, findings, conclusions, and recommendations regarding the project activities. Ninyo & Moore requests concurrence from the County of San Diego Department of Environmental Health that no further remedial action is necessary at the Site and a Certificate of Completion be issued for the Site in accordance with Cal. Health & Safety Code Sections 252645(b) and (c) and 33459.3.

If you have any questions or comments regarding this report, please contact the undersigned.

Sincerely,
NINYO & MOORE



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Senior Hydrogeologist



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1. INTRODUCTION

Ninyo & Moore is pleased to present this report summarizing our environmental consulting services for the Renaissance at North Park project located at 30th Street and El Cajon Boulevard, in San Diego, California (Site, Figure 1). The project Site (Assessor's Parcel Numbers [APNs] 446-162-07-00 to 11-00, 446-162-13-00 to 17-00, 446-162-20-00, 446-162-25-00, and 446-162-26-00), consisting of 2.5 acres, is being developed as a mixed use project including senior housing, low-income housing, market-rate housing, a community center, retail space, surface parking, and one level of below-ground parking over a portion of the Site.

2. PROJECT OBJECTIVE

The primary purpose of the work described in this document was to provide, on an as-needed basis, general soil excavation oversight and monitoring services and assessment and remediation services associated with specific areas where soil contamination was discovered during the course of the project. Work was conducted in accordance with applicable provisions of the Monitoring, Mitigation, and Reporting Plan (MMRP) prepared by the Site (City of San Diego, 2003) and also in accordance with the Polanco Redevelopment Act, Cal. Health & Safety Code §§ 33459 *et seq.* To accomplish the project objectives, Ninyo & Moore completed underground storage tank (UST) closures, conducted several assessments that evaluated and remediated contaminant-impacted soils, and provided excavation monitoring and soil export documentation services.

3. MITIGATION, MONITORING, AND REPORTING PROGRAM

In 2003, the City of San Diego developed an MMRP for the project as part of a Finding of No Significant Impact pursuant to the Housing and Urban Development National Environmental Policy Act guidelines and Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The MMRP was prepared to ensure that development of the Site would avoid causing significant environmental impacts.

The applicable sections of the MMRP for this work include Water Quality (Section V.D.3) and Health and Safety (Section V.F.2.) which discuss excavation of potentially contaminated soils. Section V.D.3 states that the Department of Environmental Health (DEH) should be notified if contaminated soil is encountered during excavation, that the DEH would prescribe the method of treatment, the contaminated soil would be managed as directed by the DEH, and the cleanup of contaminated soil would be to the satisfaction of the DEH. Section V.F.2 (Health and Safety) states that soil grading in the vicinity of Aztec Bowl would require an assessment by an environmental consultant to evaluate if impacted soils or subsurface objects are present. If encountered, impacted soil would have to be remediated to the satisfaction of the DEH.

4. POLANCO REDEVELOPMENT ACT

On January 13, 2003, the Cal-EPA Site Designation Committee designated the DEH to act as the administering agency for the site investigation and remediation of hazardous waste for the Site. The designation was made pursuant to the requirements of Cal. Health & Safety Code §§ 25260 *et seq.* and Cal. Health & Safety Code §§ 33459.1(a), (d)(1), so that the project could proceed in accordance with the Polanco Redevelopment Act. Therefore, all plans were reviewed and approved by the DEH under the Act and closure for this matter will request a Certificate of Completion pursuant to Cal. Health & Safety Code Sections 25264(b) and (c) and 33459.3.

5. SCOPE OF SERVICES

The scope of services for the project generally included the following:

- project management and coordination,
- review of previous environmental assessments for the Site,
- preparation of a Site-specific health and safety plan (HASP) for Ninyo & Moore employees and its subcontractors,
- regulatory agency notification of project activities,
- attendance at construction project meetings,

- assessment and remediation of contaminated soil throughout the Site,
- removal of one UST at the former Aztec Bowl property (4356 30th Street) and follow on soil remediation,
- preparation of a work plan and community health and safety plan for a burn pit assessment and remediation on the Heilig Meyers property (2930 El Cajon Boulevard),
- assessment and remediation of the burn ash pit,
- preparation of a work plan and community health and safety plan for a UST assessment and remediation at the former Heilig Meyers property (4327 Kansas Street),
- removal of the UST and follow on soil remediation,
- soil excavation monitoring and soil export documentation associated with Site grading,
- sampling of temporary stockpiles, laboratory analyses, and profiling for off-Site disposal, and
- preparation of this report documenting the UST removals and associated remediation, burn ash pit assessment and remediation, assessment and remediation of other impacted areas, and the on-call environmental field services, monitoring, characterization, and export of soils.

6. SITE LOCATION AND DESCRIPTION

The Site is a portion of the city block that is bounded by Kansas and 30th Streets, El Cajon Boulevard, and Meade Avenue within the city of San Diego, California (Figure 2). The Site is being developed as a mixed use project including senior housing, low-income housing, market-rate housing, a community center, retail space, surface parking, and one level of below-ground parking over a portion of the Site. A portion of the Site includes one level of underground parking. The immediate Site vicinity consists of residential and commercial land uses.

7. BACKGROUND

7.1. Phase I Environmental Site Assessment

In January 2003, Southern California Soil & Testing, Inc. (SCST) conducted a Phase I Environmental Site Assessment (ESA) of the Site. Based on the results of their ESA, SCST

concluded that the land use history of the Site included a former gasoline service station (from 1940 to 1955); a Pacific Telephone and Telegraph Service Garage (1955 to 1960); and an auto body shop at 4356 30th Street and that USTs from historical operations may be present at that location. The Site also included a former dry cleaner (1960s) operated as Master Cleaners at 4328 30th Street; and a printing shop located at 4327 Kansas Street. The Site has also been occupied by several retail establishments and residential dwellings. SCST also indicated that USTs used to store heating oil for homes and commercial businesses have been discovered in areas of San Diego and that such activities may have occurred at the Site.

7.2. Phase II Environmental Site Assessment

Based on the results of the ESA, in March 2003, SCST conducted a limited Phase II ESA consisting of a soil vapor survey during which 41 soil vapor samples were collected between 3.5 and 5 feet below ground surface (bgs). The samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (USEPA) method 8260B. Toluene was detected in six soil vapor samples at concentrations ranging from 1.0 to 1.7 micrograms per liter ($\mu\text{g}/\ell$); xylenes were detected at a concentration of 2.1 $\mu\text{g}/\ell$ in one soil vapor sample. Soil sampling and analysis were not part of the subject assessment.

8. HEALTH AND SAFETY

8.1. Site Health and Safety Plan (SHSP)

For the assessment and remediation work conducted as part of this project, Ninyo & Moore personnel prepared a SHSP that identified the potential chemical and physical hazards that may be encountered during the planned field activities. The SHSP provided guidelines for Ninyo & Moore and subcontractor personnel to follow including use of personal protective equipment based on Site-specific conditions, location of and directions to the nearest hospital, and contingency plans. Ninyo & Moore personnel and subcontractors were required to

review, understand, and sign the SHSP. A copy of the SHSP is on file at the Ninyo & Moore San Diego office.

8.2. Community Health and Safety Plan

Community Health and Safety Plans were prepared by Ninyo & Moore for the burn ash pit assessment and remediation activities, and the assessment and remediation activities for the Kansas Street UST. The Community Health and Safety Plans are discussed in the relevant sections of this report.

9. SOIL EXCAVATION AND EXPORT OVERVIEW

The overall on-call environmental services associated with grading the Site generally involved Ninyo & Moore personnel sampling, observing, monitoring, and documenting the excavation of the upper 4 to 5 feet of soil, and subsequent removal of the soil from the Site. Soil was also excavated to depths of up to approximately nine additional feet in the portion of the Site planned as an underground parking structure. Approximately 10,000 cubic yards (cy) of soil was excavated from these areas and removed from the Site. Ninyo & Moore personnel visually observed the soil during excavation and/or loading onto the trucks, and field screened soil and monitored air quality with a photoionization detector (PID) in the vicinity of the excavation and where the soil was being loaded onto trucks for off-Site reuse.

While excavating the upper 4 to 5 feet of soil, two USTs were discovered at two separate locations of the Site (Aztec Bowl, 4356 30th Street and Heilig Meyers, 4327 Kansas Street) and a burn pit was discovered on the Heilig Meyers portion of the Site at 2930 El Cajon Boulevard. These three areas of potential soil contamination and/or buried wastes were initially excluded from mass grading activities until they had been assessed and the impacted soils removed from the Site. Assessment and remediation activities associated with these areas are discussed in subsequent sections of this report.

10. SOIL ASSESSMENT AND REMEDIATION ACTIVITIES ASSOCIATED WITH SITE GRADING

In an August 2, 2004 telephone conversation, the soil excavation, sampling and analysis program and the soil export plan associated with grading the Site were verbally approved by Mr. Ewan Moffat of the DEH. On August 4, 2004, an email was sent to Mr. Moffat to confirm the August 2, 2004 plan approvals. An email approval of the sampling and analysis program was received on August 24, 2004 from the DEH (Appendix A).

Prior to excavation of the upper 4 to 5 feet of soil, Ninyo & Moore personnel collected randomly-located samples to chemically characterize the soils and generally assess the presence or absence of soil contamination. This upper zone of soil generally consisted of unsuitable clayey soil, all of which was exported off Site. From September 1 through 10, 2004, Ninyo & Moore personnel were on Site and observed the soil excavation activities and/or export. However, personnel were not at the Site for the period between June 28 and July 2, 2004. According to the general contractor for the project, the soil exported from the Site in late June and early July 2004 was transported to an industrial facility in the Otay Mesa area of San Diego County. Table 1 summarizes the dates, soil volumes, and destinations of the soils exported from the Site.

10.1. Soil Assessment

On July 28, 2004, Ninyo & Moore personnel collected 38 randomly located soil samples, B1 through B38, from depths of 0.1 to 3.9 feet, to generally chemically characterize the soils prior to their excavation and export from the Site (Figure 3). The northern portion of the Site was not sampled since the upper 4 to 5 feet of soil in this area had already been excavated and exported from the Site prior to Ninyo & Moore initiating Site activities. Based on historic Site use, the soil samples were analyzed for constituents of potential concern (COPCs) including total petroleum hydrocarbons (TPH) by Department of Health Services (DHS) Method 8015M, volatile organic compounds (VOCs) by USEPA Method 8260B, and Title 22 metals or total lead by USEPA Methods 6010B and 7471.

Analytical results indicated seven samples contained TPH at concentrations above the reporting limit of 5 milligrams per kilogram (mg/kg); three of the seven samples also contained lead concentrations above 50 mg/kg. One soil sample contained lead at a concentration also above 50 mg/kg, but TPH was not detected above the reporting limit (Table 2, Figure 4). The remaining soil samples did not contain metal concentrations that would suggest leachability would be a concern and/or that the soils would be of concern for export (Table 3). The concentration criterion of 50 mg/kg of lead was selected because leachability, one of the primary concerns for off-Site disposal and waste characterization, is analyzed using a method with a 10 times dilution. Since the hazardous waste criteria, the soluble threshold limit concentration (STLC), is 5 milligrams per liter (mg/l) for lead and the dilution factor is 10, a sample of total lead below 50 mg/kg could not leach at concentrations above 5 mg/l. None of the soil samples contained VOCs above their respective reporting limits. Copies of the laboratory analytical reports and chain of custody documentation are included in Appendix B.

10.2. Soil Remediation

Based on the analytical results of the 38 randomly located samples, Ninyo & Moore personnel selectively excavated soil from the eight locations where soil samples contained lead concentrations greater than 50 mg/kg and/or detectable concentrations of TPH. (Figure 5). Soil was excavated to a minimum of 6 inches below the depth where the sample was initially collected. The excavations were approximately 6-feet square centered on the initial soil sample location. Following excavation, three soil samples were collected from the bottom of each excavation area and analyzed for TPH and total lead.

Following excavation, 24 confirmation soil samples were collected, three from each of the eight locations and analyzed for TPH and total lead to document that impacted soils had been removed (Table 4, Figure 5). Based on analytical data, two of the eight excavated areas had to be further excavated and re-sampled to confirm impacted soils had been adequately removed. At location B21, confirmation sample S21-CON-1 contained TPH at a concentra-

tion of 53 mg/kg; therefore the area of the failing sample was further excavated and another confirmation sample, S21-CON-4 was collected and analyzed for TPH. The confirmation sample did not contain TPH at a concentration above the reporting limit. At location B9, sample S9-CON-1 contained lead at a concentration of 150 mg/kg; therefore the area of the failing sample was further excavated and confirmation sample, S-9 (4) was collected and analyzed for lead. The confirmation sample contained lead, but at a concentration less than 50 mg/kg. Copies of the laboratory analytical reports and chain of custody documentation are included in Appendix B.

Soil excavated from the eight locations was temporarily stockpiled on Site, and underlain and covered by Visqueen® plastic sheeting. Stockpile characterization samples were collected and analyzed, in general accordance with the DEH Site Assessment and Mitigation (SAM) Manual (DEH, 2004) and the landfill requirements, for soil profiling and disposal. On August 10, 2004 the approximately 40 cy of soil generated from the additional excavation/remediation of the eight areas impacted with TPH and lead were profiled as non-hazardous waste and transported under manifest to the Otay Landfill. Copies of the soil profile documentation and non-hazardous waste manifests are included in Appendix C.

Following remediation of the eight areas, Site grading excavation, observations, monitoring, and documentation of the soils in these areas resumed and was conducted based on our soil excavation and monitoring protocols, as discussed in section 9 of this report. .

10.3. Underground Storage Tank Assessment and Remediation (Aztec Bowl Property)

10.3.1. UST Discovery

During the Site grading activities for the week of June 28, 2004, a UST was discovered on the parcel that was previously operated as a gasoline service station and Pacific Telephone and Telegraph service building (4356 30th Street). In March 2004, Ninyo & Moore personnel conducted a geophysical survey of a portion of the Site during which

indications of USTs were not identified. However, the UST appears to have been located south of the geophysical survey area.

The UST was found at a depth of approximately 3 feet bgs, having approximate dimensions of 36 inches in diameter, and 4 to 5 feet in length. The steel tank was estimated to have a 500-gallon capacity, and contained a fluid of unknown type and quantity at the time of removal. Permits to remove the UST were submitted to the San Diego Fire Department (SDFD) and the DEH on August 6, 2004. The permits were approved by the SDFD on August 25, 2004 and by the DEH on August 18, 2004 (Appendix D).

10.3.2. UST Removal and Soil Sampling

On August 26, 2004, UST removal activities were conducted at the Site. Although the tank was originally buried at a depth of approximately 3 feet bgs; following Site grading activities in which the soil around the UST was removed, the ground surface was lowered approximately 5 feet below the original grade so that at the time of the tank cleaning, the UST was exposed at surface grade. Based on field observations, the tank appeared to be in generally good condition, without significant pitting or holes.

Under the observation of Mr. Ewan Moffat, case specialist for the DEH, and Mr. Eric Cadew of the SDFD, EFR Environmental Services (EFR) removed the remaining fluid, approximately 80 gallons, from the tank, which appeared to be black waste oil. After removal of the fluid from the UST, the tank was cleaned using a high-pressure, high-temperature rinse, wash with Liquinox® detergent, and a final rinse. The wash and rinse water was vacuumed from the tank into EFR's vacuum truck. The UST was loaded onto a truck operated by Fred North Construction and was transported to Pacific Steel of National City, California, for recycling. The waste oil and tank rinsate were transported by EFR to Dome Rock Industries in Quartzite, Arizona, for treatment. Copies of the DEH UST closure report, certification of destruction of the tank, and non-hazardous waste manifest for the oil/water are included in Appendix F.

Following removal of the UST, at the direction of Mr. Moffat, a soil sample was collected in the two areas that corresponded to each end of the former UST. The samples were labeled T1N-6' and T1S-6' to indicate the soil samples from the north and south ends of the tank, respectively, at a depth of 6 feet below original ground surface (i.e., 1-foot below the bottom of the tank). The soil samples were analyzed for TPH carbon chain by USEPA Method 8015M and total recoverable petroleum hydrocarbons (TRPH) by USEPA Method 418.1. The sample containing the highest TPH concentration, (T1N-6') was additionally analyzed for VOCs by USEPA Method 8260B, for polynuclear aromatic hydrocarbons (PAHs) by USEPA Method 8270C, for Title 22 metals by USEPA Methods 6010B and 7471A, and for polychlorinated biphenyls (PCBs) by USEPA Method 8082.

10.3.3. Analytical Results

Laboratory analytical results indicated that sample T1N-6' contained TPH at a concentration of 16 mg/kg in the carbon range C₂₃ to C₄₄ (heavy oils) and TRPH at a concentration of 15 mg/kg (Figure 6, Table 5). The sample T1S-6' contained TRPH at a concentration of 24 mg/kg, but did not contain detectable concentrations of TPH. Soil sample T1N-6' did not contain concentrations of VOCs, PAHs, or PCBs above their respective reporting limits. Title 22 metals were detected, but at concentrations that are within background levels of metals in soils (Bradford et al, 1996). Appendix F contains the laboratory analytical report and chain of custody documentation associated with the sampling event.

10.3.4. Soil Remediation

Since the higher concentration of TPH was detected in soil sample T1N-6', on August 31, 2004, soil remediation by excavation of impacted soils was conducted under the Post Tank Removal Workplan submitted as part of the UST closure application included in Appendix D. Approximately 5 cy of soil was excavated from the vicinity of sampling location T1N-6'. The soil was placed directly into a dump truck for transport to a dis-

posal facility. The soil was transported to Otay Landfill under a non-hazardous waste manifest on August 31, 2004. Appendix G includes the non-hazardous waste manifest for the soil disposal.

After excavation, three confirmation soil samples, T1-2.0, T2-2.0, and T3-2.0 were collected at depths of approximately 2 feet below sample T1N-6', corresponding to approximately 8 feet below the original ground surface. The soil samples were analyzed for TPH by carbon range by USEPA Method 8015M. TPH was not detected in the confirmation soil samples above the reporting limit of 5 mg/kg.

10.4. Burn Pit Assessment and Remediation (Heilig Meyers Property, 2930 El Cajon Boulevard)

During grading of the southern portion of the Site, representatives of Ninyo & Moore and Brian F. Smith Associates observed a localized area of debris consisting primarily of ash, glass, ceramic, and metal, suggestive of a former burn pit. Upon discovery of the debris, the excavation contractor was redirected to work in another area of the Site and the burn pit area was marked with caution tape. The size of the burn pit was estimated to be approximately 4 feet wide by 4 feet long by approximately 2 feet deep. The burn pit was located immediately south of the telecommunications and dry utility trench, approximately halfway between 30th Street and Kansas Street (Figure 7).

10.4.1. Initial Burn Pit Sampling

On September 14, 2004, three burn pit samples, Pit 1-1, -2, and -3, were collected to assess the potential presence of COPCs. The soil samples were analyzed for PAHs by USEPA Method 8270C and for Title 22 metals by USEPA Methods 6010B/7471A. The analytical results indicated that sample Pit 1-1 contained total chromium, lead, and zinc concentrations that exceeded 10 times their respective STLC, suggesting leachability would be a potential concern (Table 6). The concentrations of lead and chromium in the sample were above the residential Preliminary Remediation Goals (PRGs). Metals in the other two samples were not detected at concentrations that would suggest leachability

would be of concern. Concentrations of PAHs were not detected above the reporting limit in the three samples.

10.4.2. Regulatory Agency Oversight

Because the burn pit was located within the City of San Diego, the planned remedial activities were completed under the purview of the City of San Diego Solid Waste Local Enforcement Agency (LEA). Ninyo & Moore personnel prepared a Remedial Action Work Plan and Community Health and Safety Plan for the planned burn pit remediation activities. The work plan and community health and safety plan were approved by Ms. Rebecca Lafreniere of the LEA in a letter dated September 22, 2004. Copies of the Remedial Action Work Plan, Community Health and Safety Plan, and approval letter from the LEA are included in Appendix H.

10.4.3. Burn Pit Remediation

On September 23, 2004, Ninyo & Moore documented the removal of approximately 11 tons of burn material and soil impacted with elevated concentrations of lead, chromium, and zinc. The excavation was approximately 6 feet wide by 6 feet long and 5 feet deep (Figure 7). During the excavation activities, dust emissions were monitored using a MiniRae dust monitor. Concentrations of airborne dust did not exceed the threshold value of 2 milligrams per cubic meter during the field activities, stated in the SHSP. The excavated soil was temporarily stockpiled on and covered with Visqueen® plastic sheeting. The equipment used to excavate the soil was decontaminated using a non-phosphate wash solution followed by a tap water rinse. The rinsate was containerized in a 55 gallon drum.

10.4.4. Confirmation Soil Sampling and Results

After excavating the observed extent of the burn pit, six confirmation soil samples were collected from the bottom and sidewalls of the excavation for field screening of lead using an X-ray fluorescence spectrometer. The results of the field screening indicated that

lead was not detected in the soil samples at concentrations above 48 mg/kg. Confirmation soil samples were collected from the same locations as the field screening samples and submitted for analysis of PAHs by USEPA Method 8310 and for Title 22 metals by USEPA Methods 6010B/7471A. The analytical results indicated that metals were not detected at concentrations that would suggest leachability would be of concern (10 times their respective STLC) and PAHs were not detected at concentrations at or above the reporting limit of 50 micrograms per kilogram (ug/kg) (Table 6). Copies of the analytical reports and chain of custody documentation are included in Appendix I.

10.4.5. Waste Disposal

Four samples were collected from the stockpiled soil and debris to characterize the material for off-Site disposal. The analytical results and profile information were submitted for review and acceptance into the Otay Landfill. The soil was transported to the Otay Landfill on November 2, 2004 under a non-hazardous waste manifest. The drum containing the decontamination water was transported to Dome Rock Industries of Quartzite, Arizona by EFR. Copies of the manifests are included in Appendix J.

10.5. Underground Storage Tank Assessment (Heilig Meyers Property, 4327 Kansas Street)

10.5.1. UST Discovery

During the Site grading activities, a UST was discovered on the parcel that formerly operated as a printing shop and subsequently a parking lot (4327 Kansas Street, APN 446-162-11-00). The UST was encountered at a depth of approximately 4 feet bgs and was approximately 36 inches in diameter and 3 to 4 feet long. The tank was steel construction and may have been used to store fuel oil for heating.

10.5.2. UST Removal and Initial Assessment

On November 2, 2004, under the observation of Ninyo & Moore personnel, the UST was removed from the Site by Fred North Construction and EFR. The UST was re-

moved under permits issued by the DEH and SDFD (Appendix K). Representatives of the DEH and SDFD were on Site during the UST removal to document the proper decontamination of the UST, as well as the condition of the UST and surrounding soil. The UST certificate of disposal and rinsate disposal documentation are included as Appendix K. A copy of the UST System Closure Report is also included in Appendix K.

At the direction of the DEH, one soil sample was collected immediately below each end of the former tank, and analyzed for TPH as gasoline (TPH-G) and as diesel (TPH-D) by DHS Leaking Underground Fuel Tank Method as well as TRPH by USEPA Method 418.1M.. Analytical results indicated that TPH-G was detected at concentrations of 39 and 44 mg/kg at the east and west ends of the former tank, respectively. TPH-D concentrations were 260 and 140 mg/kg at the east and west ends of the tank, respectively. The east and west end soil samples also contained TRPH at concentrations of 610 and 110 mg/kg, respectively (Figure 8, Table 7). The laboratory report and chain of custody documentation are included in Appendix L.

The soil sample from the east end of the former tank was additionally analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), naphthalene, and oxygenates by USEPA Method 8260B. Ethylbenzene and naphthalene were detected at concentrations of 8.9 and 180 ug/kg, respectively. Because petroleum hydrocarbons and VOCs were detected in the UST closure soil samples, Ninyo & Moore personnel implemented the post-tank removal work plan that we previously prepared and was pre-approved by the DEH (Appendix K). During the post-tank removal assessment, approximately 50 cy of soil was removed from the area of the former UST and temporarily stockpiled on Site. The excavation was approximately 12 feet by 12 feet by 7 feet deep.

Following excavation, four soil samples were collected from the excavation side walls and analyzed for TPH-G and TPH-D. Analytical results indicated TPH-G was detected at concentrations ranging from 8.5 to 190 mg/kg, and TPH-D was detected at concentrations ranging from 140 to 5,400 mg/kg (Figure 8, Table 7). It was recommended that

additional soil remediation be conducted based on the analytical results indicating the presence of TPH in the soil samples following the implementation of the post tank removal assessment.

10.5.3. Soil Remediation by Excavation

Because TPH impacted soils were still present in association with the UST release, Ninyo and Moore personnel prepared a work plan and community health and safety plan to conduct a subsurface assessment and to remove the impacted soils associated with the release. The plans were reviewed and approved by the DEH. A copy of the work plan and community health and safety plan and approvals are included as Appendix M.

Soil remediation activities under the approved work plan were conducted from January 31, to February 7, 2005. The existing excavation was enlarged horizontally and vertically in an effort to remove the impacted soils from the release area. As soil was removed, soil samples were collected from the excavation sidewalls and floor and field screening was conducted using a PID. When PID readings were below 10 parts per million (ppm), confirmation soil samples were collected and submitted to a state-certified laboratory for analysis of TPH-G, TPH-D, BTEX, and naphthalene to document impacted soils were removed.

10.5.4. Confirmation Sampling

A total of 14 sidewall samples were collected from the excavation as post-excavation confirmation samples. As per the work plan, one soil sample was collected for every 10 linear feet of sidewall (14 samples, including two samples that failed), and one soil sample was collected for every 100 square feet of excavation floor (nine samples).

Soil sample analytical results indicated TPH-D was initially detected in two soil samples, WW1-10' and WW2-12', collected from the western excavation wall at approximate depths of 10 to 12 feet bgs; at concentrations of 16 and 860 respectively. TPH-G was not detected in these two samples at concentrations above the reporting limit. The west-

ern excavation wall was additionally excavated another approximately 3 to 4 feet to the west and re-sampled. The three additional west wall confirmation samples indicated that TPH-G, TPH-D, BTEX, and naphthalene were not detected above the reporting limit.

Of the three soil samples collected from the southern excavation sidewall one sample SW2-10, contained TPH-D at a concentration of 750 mg/kg. This same sample contained TPH in the gasoline range; however, the analytical report indicated that the chromatogram did not match the gasoline standard; therefore, the TPH reported in the gasoline range is not believed to be gasoline. The sample did not contain BTEX or naphthalene above the respective reporting limits. The other two samples collected along the southern excavation sidewall did not contain TPH-G, TPH-D, BTEX, or naphthalene at concentrations above their respective reporting limits. Because several utilities were known to exist south of the excavation, including a high-pressure gas main and a fiber optic communications line, additional excavation along the southern side wall (and to depths greater than approximately 15 feet bgs) could not be accomplished. Soil samples collected from the eastern and northern excavation side walls did not contain TPH-G, TPH-D, BTEX, or naphthalene at concentrations above their respective reporting limits.

One excavation floor sample, B7-17', collected by potholing in the center of the excavation, contained TPH-D at a concentration of 520 mg/kg. This same sample reported TPH in the gasoline range; however, the analytical report indicated the chromatogram did not match the gasoline standard; therefore, the TPH reported in the gasoline range is not believed to be gasoline. The sample did not contain BTEX or naphthalene above their respective reporting limits. The other eight confirmation soil samples collected from the excavation floor at depths of 10 to 15 feet bgs did not contain TPH-G, TPH-D, BTEX, or naphthalene above their respective reporting limits. As indicated above, the excavation floor could not be deepened due to the presence of several utilities to the south. Table 8 summarizes the confirmation soil sample analytical results associated with the former UST and Figure 9 presents the locations of confirmation samples and

TPH-G and TPH-D analytical results. The laboratory reports and chain of custody documentation are included in Appendix N.

Soil associated with the UST assessment and remediation by excavation was temporarily stockpiled adjacent to the excavation and was placed on and covered by Visqueen® plastic sheeting. The final dimensions of the excavation were approximately 30 feet by 30 feet by 15 feet deep. The excavation was subsequently backfilled by the contractor subsequent to Ninyo & Moore personnel leaving the Site.

10.5.5. Off-Site Soil Disposal

Soil temporarily stockpiled from the UST assessment and remediation activities was sampled and profiled for acceptance into the Otay Landfill. From February 3 to 9, 2005, the soil was transported off Site under manifest. A total of 77 truck loads (1,986 tons of soil) was disposed of at the Otay Landfill (Table 9). Copies of the manifests are included in Appendix O.

11. SUMMARY AND CONCLUSIONS

Based on results of the assessment and remediation activities conducted at the Site, the following summary and conclusions are provided at this time.

- From July 2004 to February 2005, Ninyo & Moore personnel provided on-call environmental field services associated with Site grading including monitoring, characterizing, and documenting soils during excavation and export from the Site. As part of the grading activities, 38 randomly located soil samples were collected, from depths of 0.1 to 3.9 feet to generally chemically characterize the soils prior to their excavation and export from the Site. Eight of the 38 locations initially sampled contained TPH-and/or elevated lead concentrations, and were subsequently remediated by excavation.. The TPH and lead impacted soils at the eight locations were successfully remediated by excavation. In addition to the soil export associated with the on going grading activities, approximately 68 tons of TPH and lead-impacted soil was excavated in association with remediating the eight areas and disposed of at the Otay Landfill as non-hazardous waste.
- During the Site grading activities, a UST was discovered along the eastern portion of the property, on the parcel that previously operated as a gasoline service station and Pacific Tele-

phone and Telegraph service building (Aztec Bowl, 4356 30th Street). The UST was removed from the Site under permits issued by the DEH and SDFD. Initial soil samples associated with the tank removal contained relatively low levels of TPH and TRPH. Since TPH was detected remediation by excavation of impacted soils was conducted under the Post Tank Removal Workplan submitted as part of the UST closure application. After excavation, confirmation soil samples indicated TPH was not detected in the samples above the reporting limit of 5 mg/kg. The approximately 8.5 tons of soil excavated in association with the UST removal and post tank removal excavation was disposed of at the Otay Landfill as non-hazardous TPH-impacted soil.

- During grading of the southern portion of the Site, a burn pit was discovered containing debris consisting primarily of ash, glass, ceramic, and metal. Initial sampling of the burn pit indicated one sample contained total chromium, lead, and zinc concentrations greater than 10 times their respective STLCs and above their respective residential PRGs. Based on analytical data and field observations, the burn pit area was excavated and confirmation samples were collected from the excavation floor and side walls. Metals were not detected at concentrations greater than 10 times their respective STLCs or residential PRGs, and PAHs were not detected at concentrations at or above the reporting limit of 50 ug/kg. Approximately 10.5 tons of non-hazardous metal-impacted soil and burned materials excavated from the burn pit was disposed of as non-hazardous waste at the Otay Landfill.
- During the Site grading activities, a UST was discovered on the parcel that formerly operated as a printing shop and subsequently a parking lot (Heilig Meyers, 4327 Kansas Street). The tank was removed from the Site under permits issued by the DEH and SDFD. Initial soil sampling associated with the tank removal indicated the presence of TPH-G, TPH-D, and TRPH. Ethylbenzene and naphthalene were also detected in the one sample analyzed. Because petroleum hydrocarbons and VOCs were detected in the UST closure soil samples, the post-tank removal work plan was implemented and additional soil was excavated from the former UST excavation. Following excavation, soil samples collected from the excavation side walls contained TPH-G and TPH-D.
- Additional soil remediation by excavation was conducted and 23 confirmation soil samples were collected from the excavation. With the exception of two samples, petroleum hydrocarbon impacted soils associated with this former tank were successfully removed from the Site. One soil sample along the southern wall and another soil sample from the excavation floor contained TPH-D at concentration of 750 and 520 mg/kg, respectively. Because several utilities were known to exist south of the excavation, including a high-pressure gas main and a fiber optic communication line, additional excavation along the southern side wall and to greater depths could not be accomplished. Approximately 1,986 tons of non-hazardous petroleum hydrocarbon impacted soil was removed in the vicinity of the former UST and disposed of at the Otay Landfill.

12. RECOMMENDATIONS

Based on the completion of the soil assessment and remediation activities conducted at the Site in association with the Site grading, UST assessments and remediation, and the burn pit assessment and remediation, it is our opinion that the DEH should issue a Certificate of Completion in accordance with Cal. Health & Safety Code Sections 25264(b) and (c) and 33459.3.

13. LIMITATIONS

The environmental services described in this report have been conducted in general accordance with current regulatory guidelines and the standard-of-care exercised by environmental consultants performing similar work in the project area. No warranty, expressed or implied, is made regarding the professional opinions presented in this report. Variations in Site conditions may exist and conditions not observed or described in this report may be encountered during subsequent activities. Please also note that this study did not include an evaluation of geotechnical conditions or potential geologic hazards.

Ninyo & Moore's opinions and recommendations regarding environmental conditions, as presented in this report, are based on limited subsurface assessment and chemical analysis as well as data presented by others in the referenced documents. The samples collected and used for testing, and the observations made, are believed to be representative of the area(s) evaluated; however, conditions can vary significantly between sampling locations. Variations in soil and/or groundwater conditions will exist beyond the points explored in this evaluation.

The environmental interpretations and opinions contained in this report are based on the results of laboratory tests and analyses intended to detect the presence and concentration of specific chemical or physical constituents in samples collected from the subject Site. The testing and analyses have been conducted by an independent laboratory which is certified by the State of California to conduct such tests. Ninyo & Moore has no involvement in, or control over, such testing and analysis. Ninyo & Moore, therefore, disclaims responsibility for any inaccuracy in such laboratory results.

Our conclusions, recommendations, and opinions are based on an analysis of the observed Site conditions. It should be understood that the conditions of a Site could change with time as a result of natural processes or the activities of man at the subject Site or nearby Sites. In addition, changes to the applicable laws, regulations, codes, and standards of practice may occur due to government action or the broadening of knowledge. The findings of this report may, therefore, be invalidated over time, in part or in whole, by changes over which Ninyo & Moore has no control.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Ninyo & Moore should be contacted if the reader requires any additional information, or has questions regarding content, interpretations presented, or completeness of this document.

This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

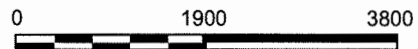
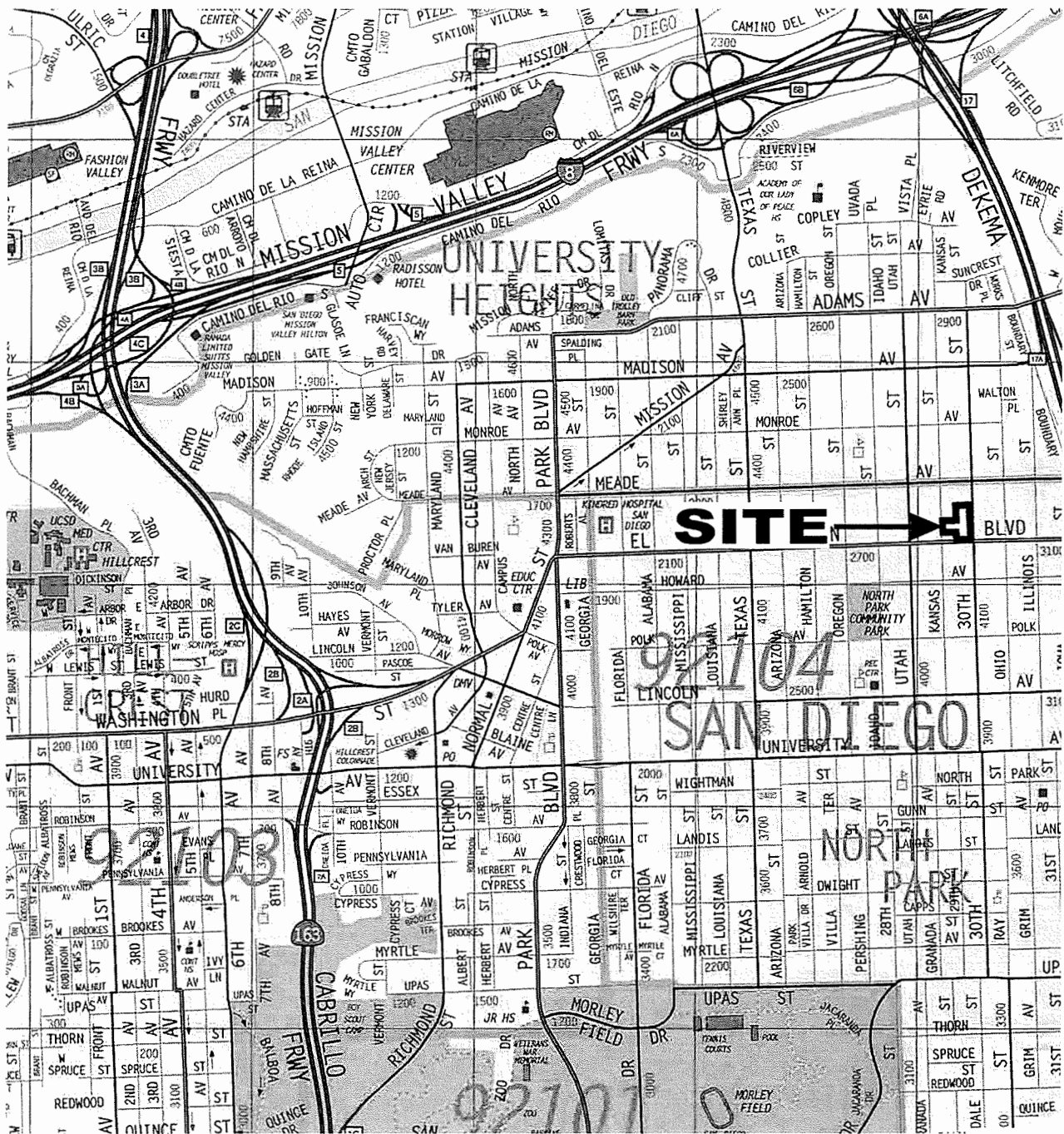
14. REFERENCES

City of San Diego and United States Department of Housing and Urban Development, 2003, Mitigation, Monitoring and Reporting Program, Finding of No Significant Impact and Mitigated Negative Declaration.

County of San Diego, 2004, Department of Health Services, Environmental Health Services, Site Assessment and Mitigation Division, Site Assessment and Mitigation Manual.

Southern California Soil & Testing, Inc., 2003, Phase I Environmental Site Assessment, Renaissance at North Park, San Diego California: dated January 24.

Southern California Soil & Testing, Inc., 2003, Report of Soil Vapor Assessment, Renaissance at North Park, San Diego California: dated April 18.



Approximate Scale in Feet



REFERENCE: 2004 THOMAS GUIDE FOR SAN DIEGO COUNTY, STREET GUIDE AND DIRECTORY

Ninyo & Moore

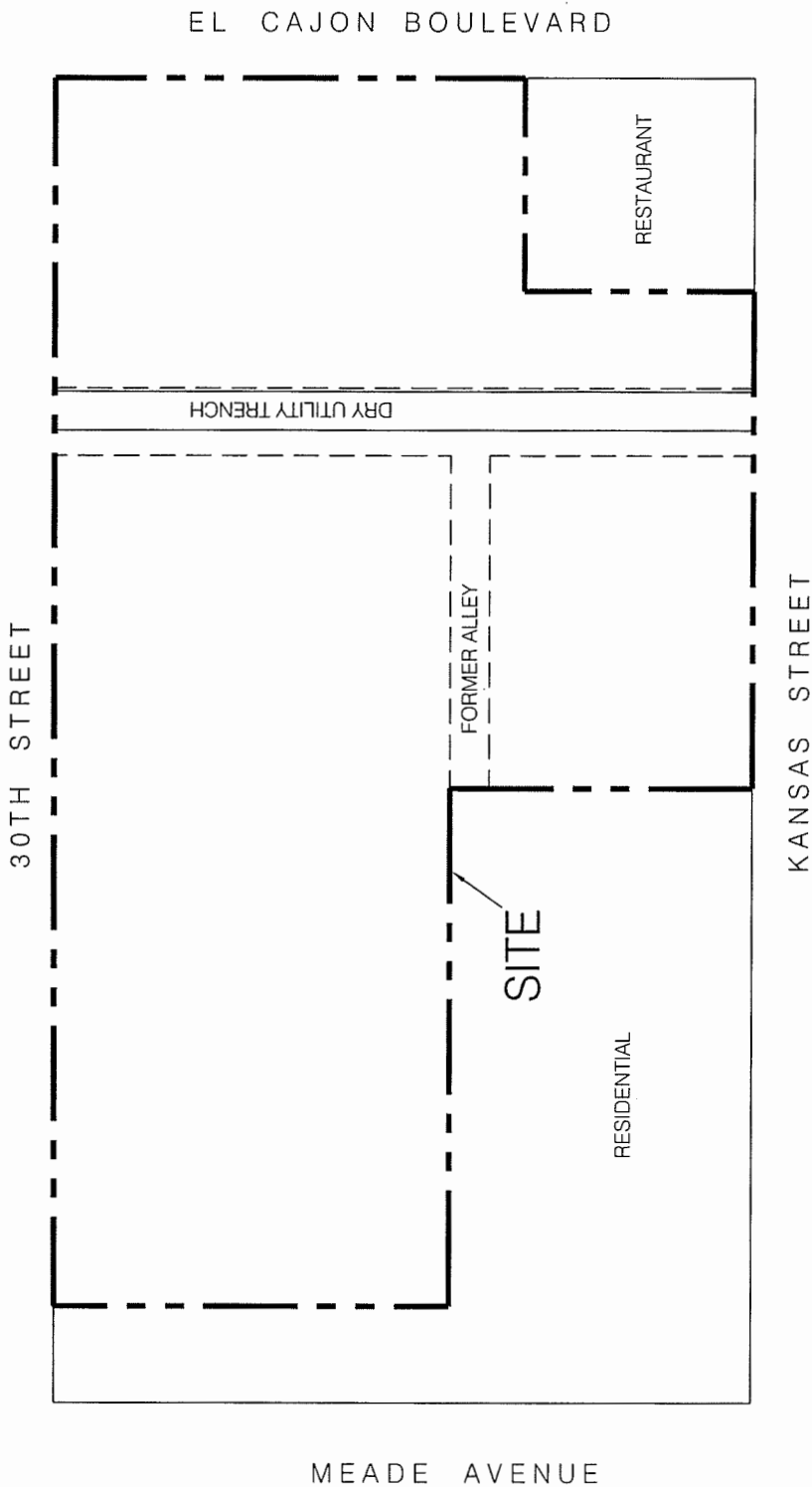
SITE LOCATION MAP

RENAISSANCE AT NORTH PARK
30TH STREET AND EL CAJON BOULEVARD
SAN DIEGO, CALIFORNIA


PROJECT NO.
105187006

DATE
11/05

FIGURE
1



NOTE: ALL DIMENSIONS ARE APPROXIMATE.





SITE PLAN

RENAISSANCE AT NORTH PARK
30 TH STREET AND EL CAJON BOULEVARD
SAN DIEGO, CALIFORNIA

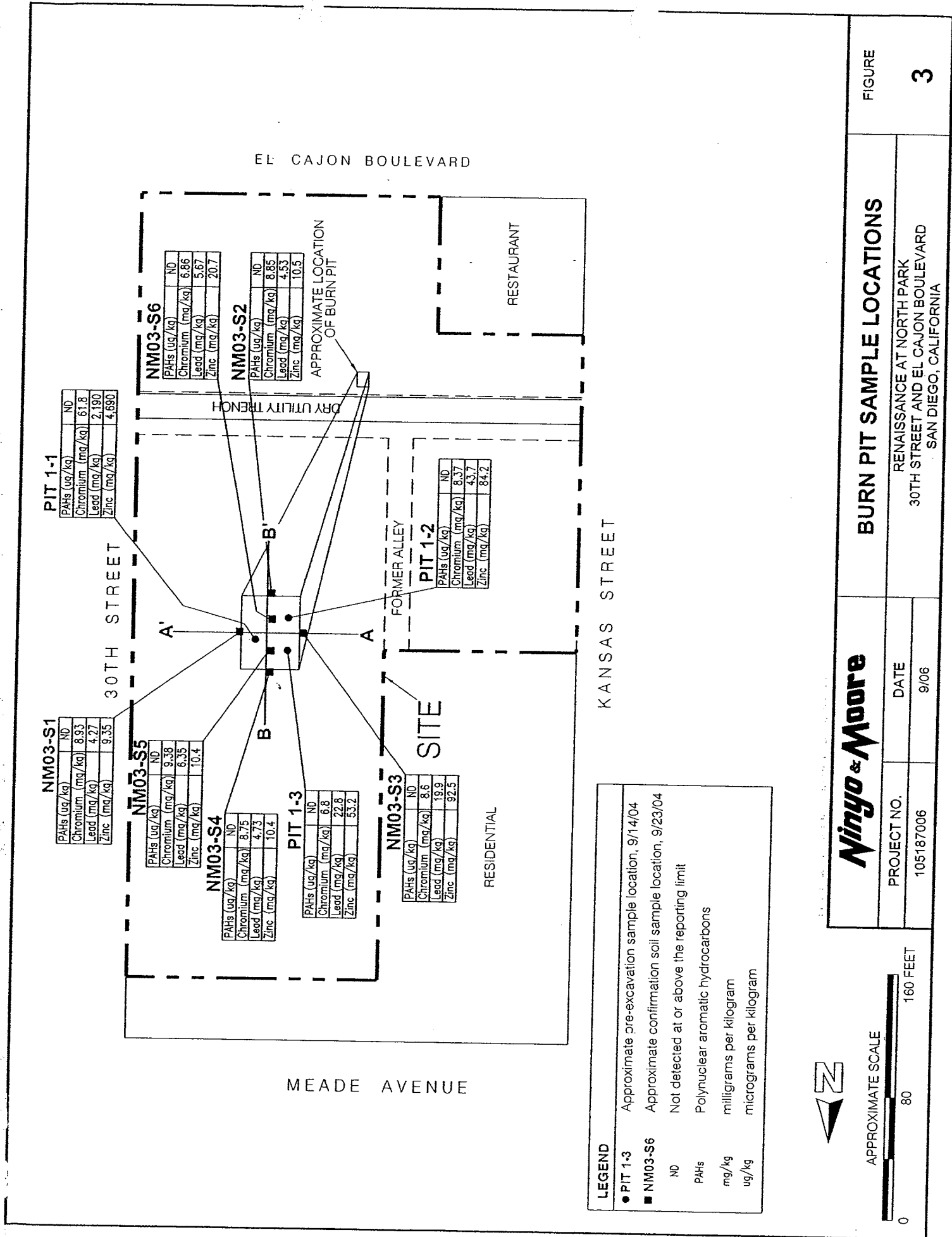
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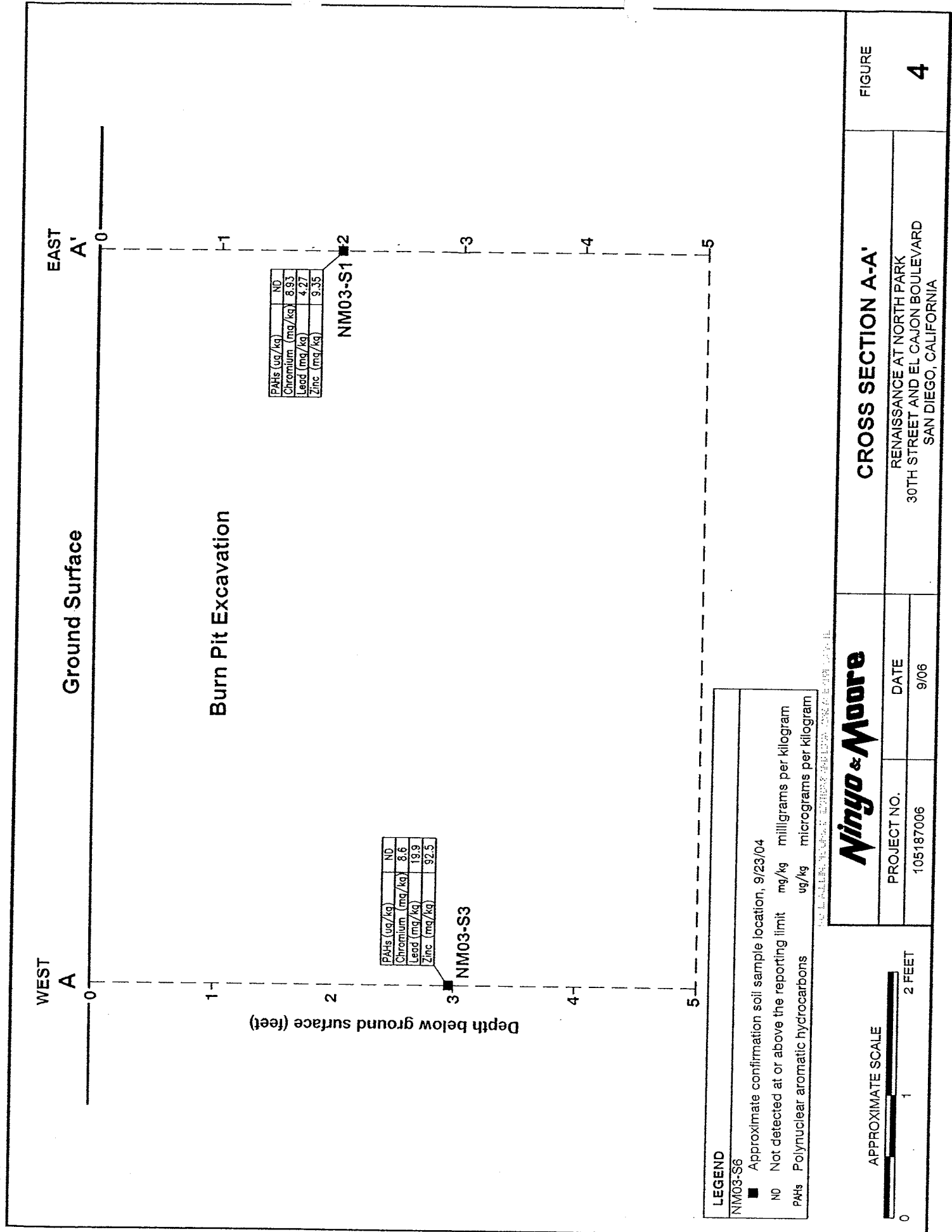
DATE
11/05

FIGURE
2

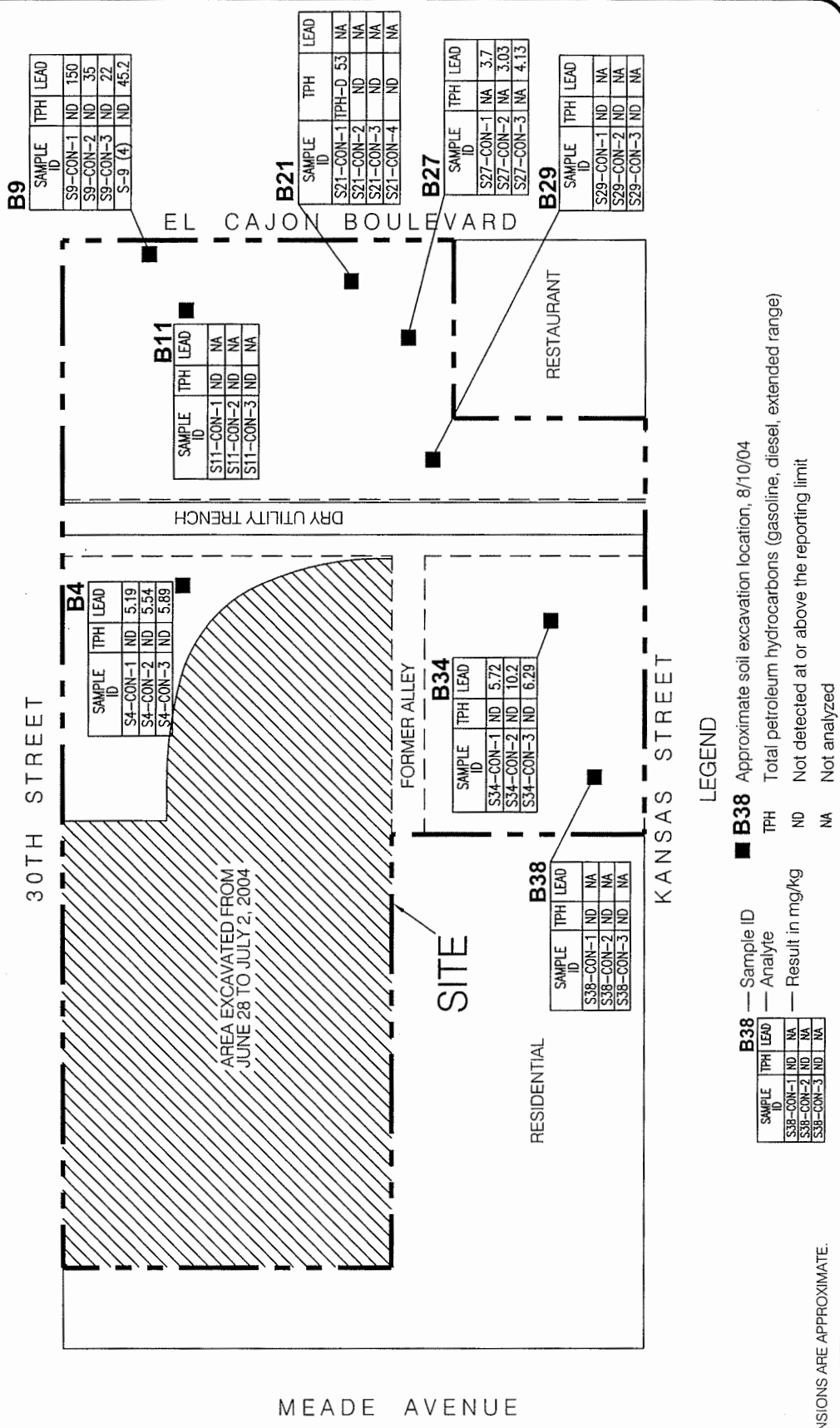


Approximate Scale in Feet





Ninyo & Moore



**SITE GRADING-POST EXCAVATION
CONFIRMATION SOIL SAMPLE ANALYTICAL RESULTS**

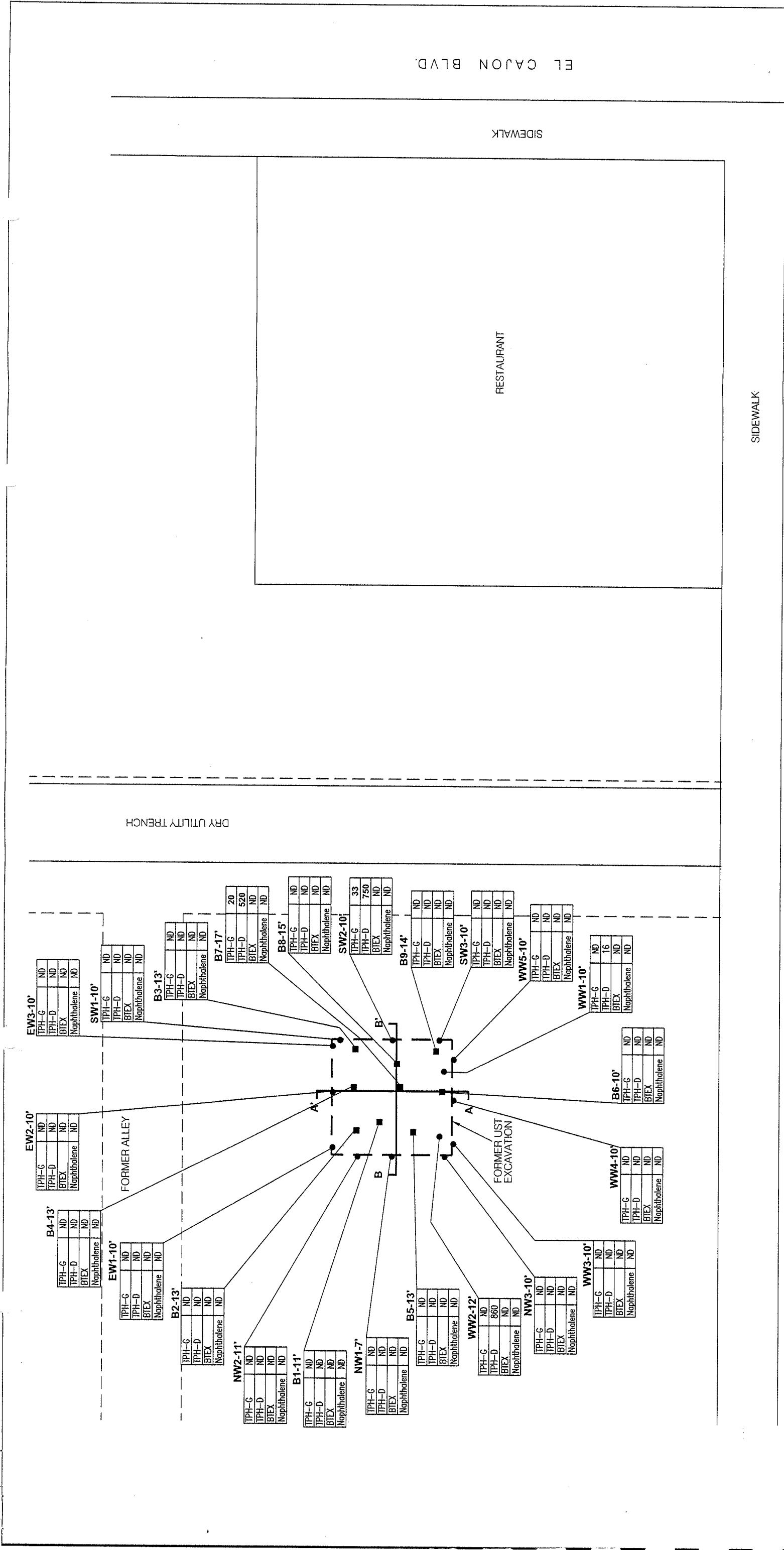
RENAISSANCE AT NORTH PARK
30 TH STREET AND EL CAJON BOULEVARD
SAN DIEGO, CALIFORNIA

PROJECT NO. 105187006

DATE 11/05

FIGURE 5

Approximate Scale in Feet



LEGEND

- **B6-10'** Approximate location of excavation floor confirmation soil sample,
1/31/05 to 2/07/05
- **WW4-10'** Approximate location of sidewall confirmation soil sample,
1/31/05 to 2/07/05

TPH-G Total petroleum hydrocarbons as gasoline milligrams per kilogram (mg/kg)

TPH-D Total petroleum hydrocarbons as diesel (mg/kg)

ND Not detected at or above the reporting limit

BTEX Benzene, toluene, ethylbenzene, xylenes

B' Cross section

1

B6-10'	Sample ID
TPH-G	ND
TPH-D	ND
BTEX	ND
Naphthalene	ND

Analyte	Result in mg/kg
1	



APPROXIMATE SCALE



KANSAS ST.

Ninyo & Moore

**KANSAS STREET SOIL REMEDIATION
CONFIRMATION SAMPLE ANALYTICAL RESULTS**

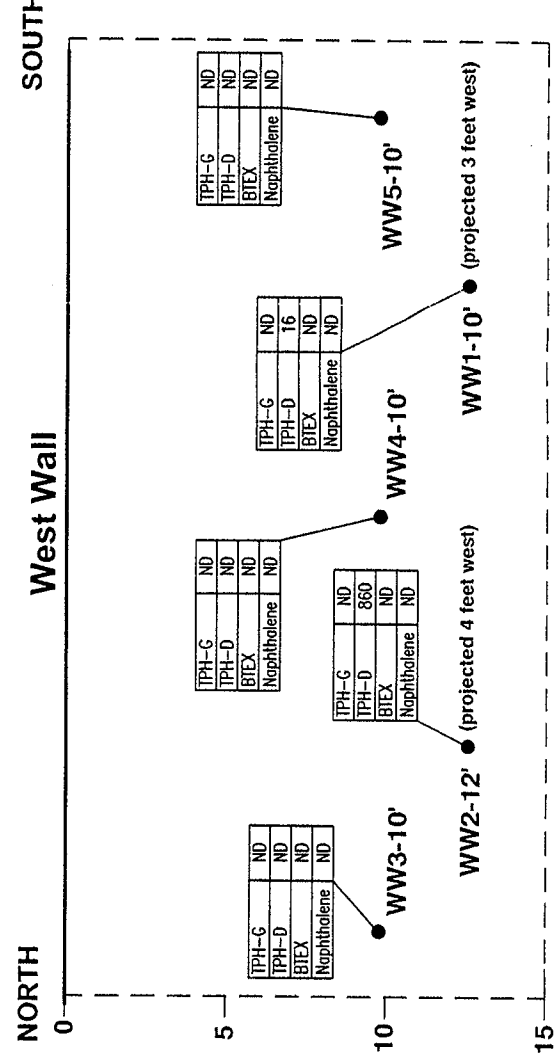
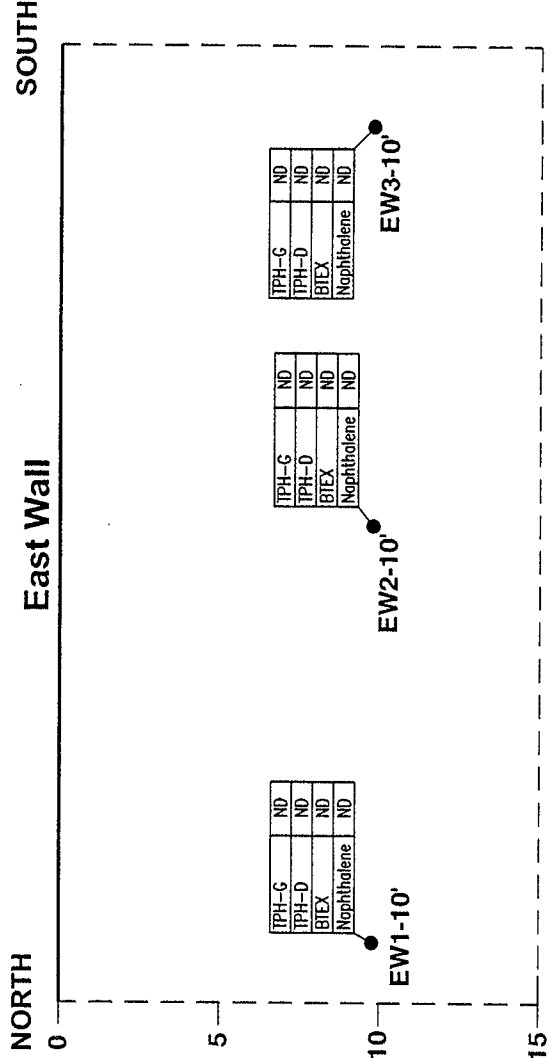
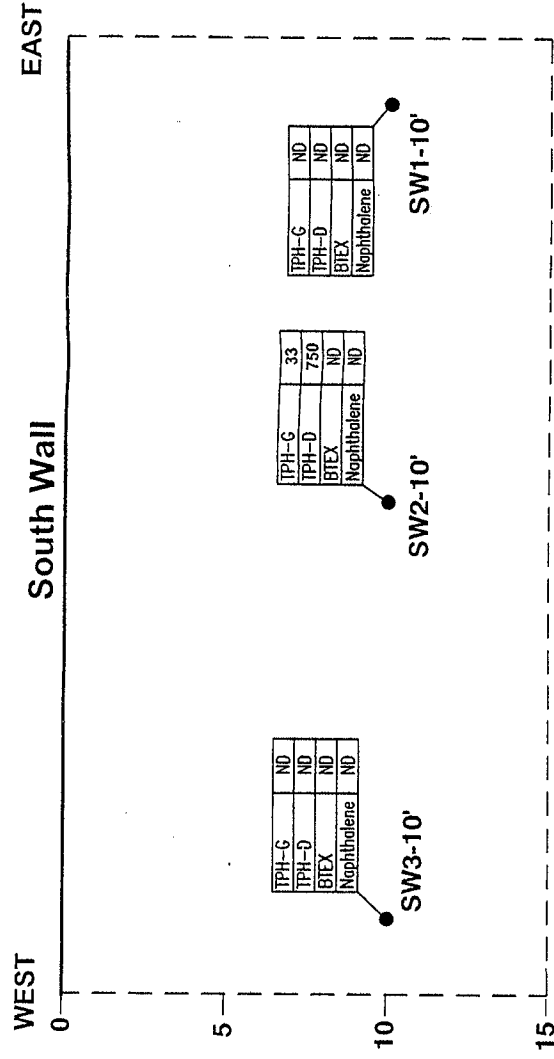
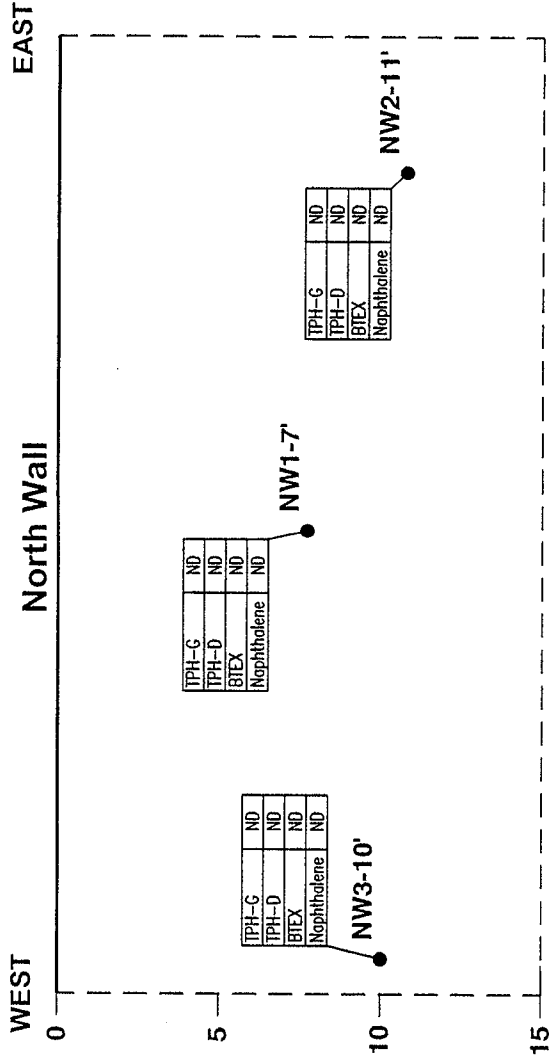
PROJECT NO.

RENAISSANCE AT NORTH PARK
30TH STREET AND EL CAJON BOULEVARD

FIGURE

NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE

6



LEGEND	
● WW4-10'	Approximate location of confirmation soil sample, 1/31/05 to 2/07/05
TPH-G	Total petroleum hydrocarbons as gasoline milligrams per kilogram (mg/kg)
TPH-D	Total petroleum hydrocarbons as diesel (mg/kg)
ND	Not detected at or above the reporting limit
BTEX	Benzene, toluene, ethylbenzene, xylenes

B6-10'	Sample ID
TPH-G	ND
TPH-D	ND
BTEX	ND
Naphthalene	ND

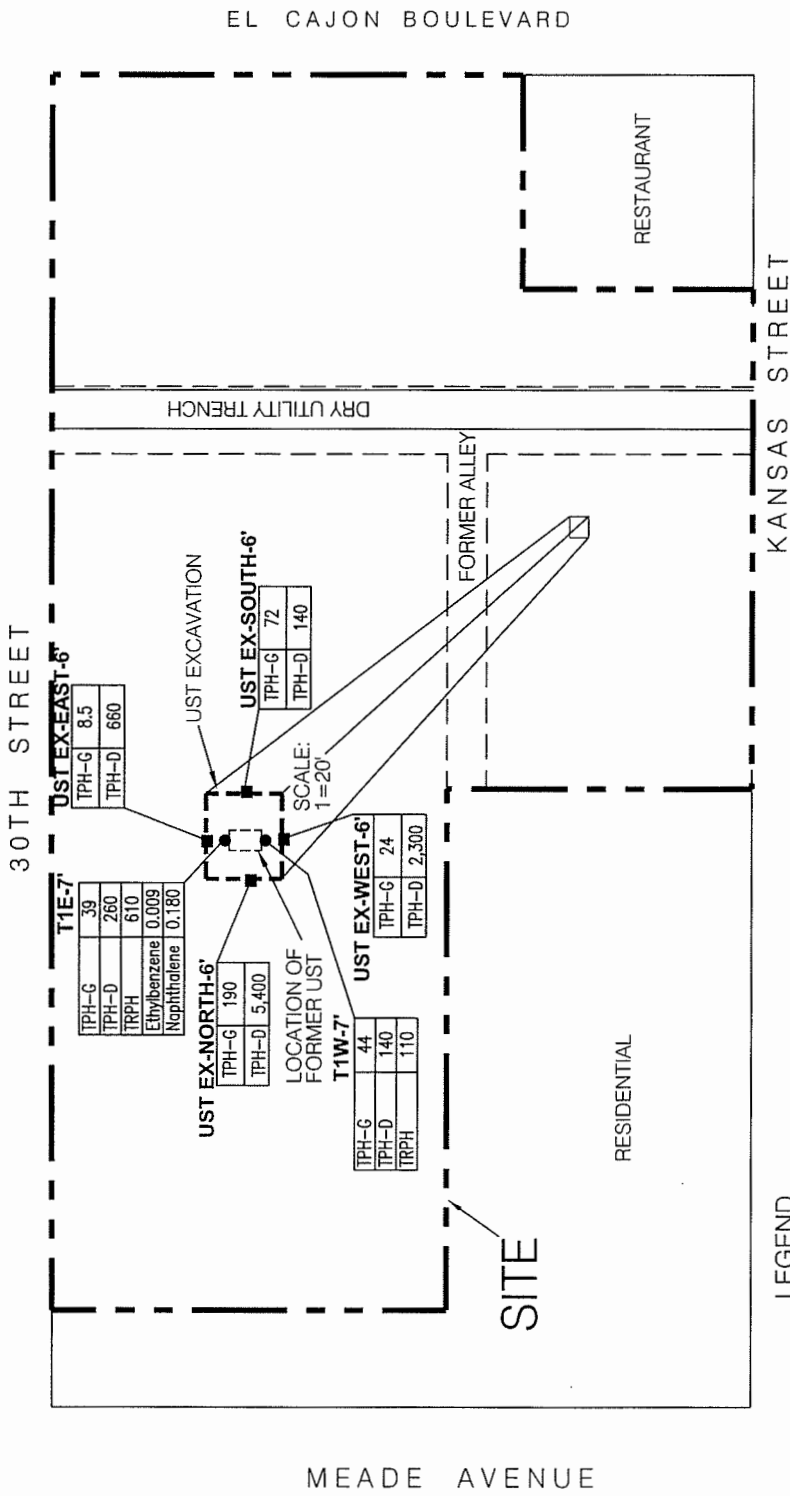
Analyte Result in mg/kg

APPROXIMATE SCALE



NOTE: ALL DIMENSIONS, DIRECTIONS AND LOCATIONS ARE APPROXIMATE

<i>Ninyo & Moore</i>		KANSAS STREET SOIL REMEDIATION EXCAVATION SIDEWALLS	FIGURE 7
PROJECT NO.	DATE	RENAISSANCE AT NORTH PARK 30TH STREET AND EL CAJON BOULEVARD SAN DIEGO, CALIFORNIA	
105187006	9/06		



HEILIG MEYERS 4327 KANSAS STREET POST-UST REMOVAL AND SOIL EXCAVATION SOIL SAMPLE ANALYTICAL RESULTS

RENAISSANCE AT NORTH PARK
30 TH STREET AND EL CAJON BOULEVARD
SAN DIEGO, CALIFORNIA

PROJECT NO. 105187006

DATE 11/05

FIGURE 8

Approximate Scale in Feet



KANSAS ST.

LEGEND

- | | |
|----------|---|
| ●WW4-10' | Approximate location of confirmation soil sample,
1/31/05 to 2/07/05 |
| TPH-C | Total petroleum hydrocarbons as gasoline
milligrams per kilogram (mg/kg) |
| TPH-D | Total petroleum hydrocarbons as diesel (mg/kg) |
| N/D | Not detected at or above the reporting limit |
| BTEX | Benzene, toluene, ethylbenzene, xylenes |

B6-10*		
TPH-G		ND
TPH-D		ND
BTEX		ND
Nonhalogenes		ND

Analyte	Result in mg/kg
As	0.000
Cd	0.000
Cr	0.000
Pb	0.000
Hg	0.000
Mn	0.000
Co	0.000
Cu	0.000
Fe	0.000
Mo	0.000
Ni	0.000
Se	0.000
Zn	0.000



Approximate Scale in Feet

KANSAS STREET SOIL REMEDIATION CONFIRMATION
SAMPLE ANALYTICAL RESULTS

RENAISSANCE AT NORTH PARK
30 TH STREET AND EL CAJON BOULEVARD
SAN DIEGO, CALIFORNIA

PROJECT NO.	DATE	FIGURE
105187006	11/05	9

PROJECT NO.	DATE	FIGURE
105187006	11/05	9

PROJECT NO.	DATE	FIGURE
105187006	11/05	9

Table 1 - Soil Export Log - Off-Site Reuse

Date	Export Destination	Exported (number of loads)	Approximate Volume per load (cy)	Estimated Export Yardage (cy)	Comments
9/1/2004	Ennis Materials, San Diego, CA	74	20cy	1480cy	No obvious odors/staining. PID readings below 1ppm.
9/2/2004	Ennis Materials, San Diego, CA	84	20cy	1680cy	No obvious odors/staining. PID readings below 1ppm.
9/3/2004	Ennis Materials, San Diego, CA	86	20cy	1720cy	No obvious odors/staining. PID readings below 1ppm.
9/6/2004	Pala Ranch, Pala, CA	39	20cy	780cy	No obvious odors/staining. PID readings below 1ppm.
9/7/2004	Ennis Materials, San Diego, CA	110	20cy	2200cy	No obvious odors/staining. PID readings below 1ppm.
9/8/2004	Ennis Materials, San Diego, CA	110	20cy	2200cy	No obvious odors/staining. PID readings below 1ppm.
9/9/2004	Ennis Materials, San Diego, CA	131	20cy	2620cy	No obvious odors/staining. PID readings below 1ppm.
9/10/2004	Camino de la Plaza, San Diego, CA	12	20cy	240cy	No obvious odors/staining. PID readings below 1ppm.
Total Estimated Export (cy) = 12,680					

Notes:

cy = cubic yards

PID = photoionization detector

ppm = parts per million

Table 2 - Summary of Site Grading Soil Sample Analytical Results - TPH, VOCs, Lead

Sample ID	Depth (feet bgs)	TPH (C ₇ to C ₃₆) (mg/kg)	VOCs (µg/kg)	Lead (mg/kg)
NM03-S1	0.9	ND	ND	7.82
NM03-S2	0.5	ND	ND	5.51
NM03-S3	0.4	ND	ND	5.49
NM03-S4	1	120	ND	200
NM03-S5	0.8	ND	ND	4.77
NM03-S6	1.5	ND	ND	4.72
NM03-S7	1.2	ND	ND	20
NM03-S8	2.1	ND	ND	4.51
NM03-S9	2.7	55	ND	150
NM03-S10	1.6	ND	ND	3.35
NM03-S11	3.4	14	ND	38.1
NM03-S12	0.5	ND	ND	26.4
NM03-S13	2.7	ND	ND	4.24
NM03-S14	3.8	ND	ND	4.7
NM03-S15	2.5	ND	ND	3.31
NM03-S16	1.1	ND	ND	25.8
NM03-S17	3.3	ND	ND	5.61
NM03-S18	0.7	ND	ND	7.48
NM03-S19	3.9	ND	ND	2.89
NM03-S20	0.9	ND	ND	5.43
NM03-S21	3.6	400	ND	3.31
NM03-S22	2.5	ND	ND	5.25
NM03-S23	1.1	ND	ND	19.6
NM03-S24	2.8	ND	ND	4.27
NM03-S25	1.3	ND	ND	6.84
NM03-S26	2.6	ND	ND	20.7
NM03-S27	0.7	ND	ND	65.3
NM03-S28	0.8	ND	ND	5.72
NM03-S29	1.5	310	ND	21.2
NM03-S30	2.8	ND	ND	3.91
NM03-S31	0.9	ND	ND	4.8
NM03-S32	2.2	ND	ND	32.3
NM03-S33	1.2	ND	ND	6.18
NM03-S34	0.1	14	ND	74.6
NM03-S35	2.1	ND	ND	24.9
NM03-S36	3.5	ND	ND	11.6
NM03-S37	1.5	ND	ND	11.4
NM03-S38	1.1	26	ND	46.9

Notes:

µg/kg = micrograms per kilogram

mg/kg = milligrams per kilogram

bgs = below ground surface

ND = Not detected at or above the reporting limit

TPH = Total petroleum hydrocarbons

VOCs = Volatile organic compounds

Table 3 - Summary of Site Grading Soil Sample Analytical Results - Title 22 Metals (mg/kg)

Sample ID	Depth (feet bgs)	Arsenic (mg/kg)	Barium (mg/kg)	Beryllium (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Cobalt (mg/kg)	Copper (mg/kg)	Lead (mg/kg)	Mercury (mg/kg)	Nickel (mg/kg)	Silver (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)
NM03-S1	0.9	1.27	421	0.318	ND	8.13	5.34	5.68	7.82	ND	4.71	ND	19.4	15.6
NM03-S2	0.5	--	--	--	--	--	--	--	5.51	--	--	--	--	--
NM03-S3	0.4	0.863	597	0.36	ND	9.62	5.46	3.13	5.49	0.11	5.7	ND	18.9	12.7
NM03-S4	1	--	--	--	--	--	--	--	200	--	--	--	--	--
NM03-S5	0.8	1.09	416	0.265	ND	7.54	4.15	3.1	4.77	ND	4.16	ND	18.8	10.6
NM03-S6	1.5	--	--	--	--	--	--	--	4.72	--	--	--	--	--
NM03-S7	1.2	2.17	169	0.272	ND	8.92	5.96	6.83	20	ND	4.01	ND	23	35.5
NM03-S8	2.1	--	--	--	--	--	--	--	4.51	--	--	--	--	--
NM03-S9	2.7	2.23	127	ND	ND	8.66	4.45	18	150	ND	4.08	ND	23.3	92.6
NM03-S10	1.6	--	--	--	--	--	--	--	3.35	--	--	--	--	--
NM03-S11	3.4	1.41	90.4	ND	ND	8.94	3.09	6.68	38.1	ND	3.02	ND	17.7	41.5
NM03-S12	0.5	--	--	--	--	--	--	--	26.4	--	--	--	--	--
NM03-S13	2.7	--	--	--	--	--	--	--	4.24	--	--	--	--	--
NM03-S14	3.8	0.794	354	0.302	ND	9.01	3.93	4.89	4.7	ND	3.99	ND	16.4	12.7
NM03-S15	2.5	ND	33.4	ND	ND	5.91	2.72	3.43	3.31	ND	3.06	ND	14.4	8.32
NM03-S16	1.1	--	--	--	--	--	--	--	25.8	--	--	--	--	--
NM03-S17	3.3	--	--	--	--	--	--	--	5.61	--	--	--	--	--
NM03-S18	0.7	1.6	219	0.298	ND	9.62	4.62	4.72	7.48	ND	4.31	ND	24.4	16.9
NM03-S19	3.9	--	--	--	--	--	--	--	2.89	--	--	--	--	--
NM03-S20	0.9	0.787	551	ND	ND	7.02	1.53	4.77	5.43	ND	2.46	ND	14.3	11.3
NM03-S21	3.6	1.97	47.1	ND	ND	11.4	3.06	9.31	3.31	ND	3.23	ND	27.9	15.4
NM03-S22	2.5	--	--	--	--	--	--	--	5.25	--	--	--	--	--
NM03-S23	1.1	--	--	--	--	--	--	--	19.6	--	--	--	--	--
NM03-S24	2.8	1.05	569	ND	ND	8.46	1.31	4.57	4.27	ND	2.62	ND	18.4	11
NM03-S25	1.3	1.31	732	ND	ND	7.81	5.46	4.39	6.84	ND	3.15	ND	18.7	15.6
NM03-S26	2.6	--	--	--	--	--	--	--	20.7	--	--	--	--	--
NM03-S27	0.7	--	--	--	--	--	--	--	65.3	--	--	--	--	--
NM03-S28	0.8	1.66	35.5	0.267	ND	8.49	5.6	5.34	5.72	ND	3.56	ND	20.9	10.2
NM03-S29	1.5	5.86	189	ND	ND	9.18	4.09	13.5	21.2	ND	4.99	ND	24.4	54.5
NM03-S30	2.8	--	--	--	--	--	--	--	3.91	--	--	--	--	--
NM03-S31	0.9	1.14	34.5	ND	ND	8.41	2.76	3.9	4.8	ND	2.32	ND	21	10
NM03-S32	2.2	--	--	--	--	--	--	--	32.3	--	--	--	--	--
NM03-S33	1.2	1.41	299	0.324	ND	9.98	3.67	4.98	6.18	ND	4.17	ND	25.9	19.2
NM03-S34	0.1	3.64	230	ND	1.15	29.9	3.41	14.8	74.6	0.115	4.68	0.269	22.1	130
NM03-S35	2.1	--	--	--	--	--	--	--	24.9	--	--	--	--	--
NM03-S36	3.5	0.988	68.9	ND	ND	6.72	1.58	20.1	11.6	ND	1.6	ND	14.6	11.2

Table 3 - Summary of Site Grading Soil Sample Analytical Results - Title 22 Metals (mg/kg)

Sample ID	Depth (feet bgs)	Arsenic (mg/kg)	Barium (mg/kg)	Beryllium (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Cobalt (mg/kg)	Copper (mg/kg)	Lead (mg/kg)	Mercury (mg/kg)	Nickel (mg/kg)	Silver (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)
NM03-S37	1.5	--	--	--	--	--	--	--	11.4	--	--	--	--	--
NM03-S38	1.1	3.53	146	ND	0.57	15	2.92	9.78	46.9	ND	3.54	ND	21.3	70.8
10X STL		50	1,000	7.5	10	50	800	250	50	2	200	50	240	2,500
Residential PRGs		0.062	5,400	150	37	49	900	3,100	150	6.1	1,600	390	78	23,000
Industrial PRGs		0.25	67,000	150	450	450	1,900	41,000	800	62	20,000	5,100	1,000	100,000

Notes:

bgs = below ground surface

mg/kg = milligrams per kilogram

-- = Not analyzed

ND = Not detected at or above the reporting limit

PRGs = Preliminary Remediation Goals

STLC = Soluble Threshold Limit Concentration

Table 4 - Site Grading Post-Excavation Confirmation Soil Sample Analytical Results

Sample ID	TPH-G (mg/kg)	TPH-D (mg/kg)	TPH-E (mg/kg)	Lead (mg/kg)
S4-CON-1	ND	ND	ND	5.19
S4-CON-2	ND	ND	ND	5.54
S4-CON-3	ND	ND	ND	5.89
S9-CON-1	ND	ND	ND	150
S9-CON-2	ND	ND	ND	35
S9-CON-3	ND	ND	ND	22
S-9 (4)	--	--	--	45.2
S11-CON-1	ND	ND	ND	--
S11-CON-2	ND	ND	ND	--
S11-CON-3	ND	ND	ND	--
S21-CON-1	ND	53	ND	--
S21-CON-2	ND	ND	ND	--
S21-CON-3	ND	ND	ND	--
S21-CON-4	ND	ND	ND	--
S27-CON-1	--	--	--	3.7
S27-CON-2	--	--	--	3.03
S27-CON-3	--	--	--	4.13
S29-CON-1	ND	ND	ND	--
S29-CON-2	ND	ND	ND	--
S29-CON-3	ND	ND	ND	--
S34-CON-1	ND	ND	ND	5.72
S34-CON-2	ND	ND	ND	10.2
S34-CON-3	ND	ND	ND	6.29
S38-CON-1	ND	ND	ND	--
S38-CON-2	ND	ND	ND	--
S38-CON-3	ND	ND	ND	--

Notes:
mg/kg = milligrams per kilogram
-- = Not analyzed
ND = Not detected at or above the reporting limit
TPH-G = Total petroleum hydrocarbons, gasoline range
TPH-D = Total petroleum hydrocarbons, diesel range
TPH-E = Total petroleum hydrocarbons, extended range

Table 5 - Summary of UST Removal and Remediation Soil Sample Analytical Results - 4536 30th Street (Aztec Bowl)

Sample ID	Date Collected	Sample Depth (feet bgs)	TPH-G (mg/kg)	TPH-D (mg/kg)	TPH-E (mg/kg)	TRPH (mg/kg)	VOCs (µg/kg)	PAHs (µg/kg)	PCBs (µg/kg)
T1N-6	8/30/2004	6.0	ND	ND	16	24	ND	ND	ND
T1S-6	8/30/2004	6.0	ND	ND	ND	15	NA	NA	NA
T1-2.0	8/31/2004	8.0	ND	ND	ND	NA	NA	NA	NA
T2-2.0	8/31/2004	8.0	ND	ND	ND	NA	NA	NA	NA
T3-2.0	8/31/2004	8.0	ND	ND	ND	NA	NA	NA	NA

Notes:
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram
NA = Not analyzed
ND = Not detected at or above the reporting limit
PAHs = Polynuclear aromatic hydrocarbons
PCBs = Polychlorinated biphenyls
TPH-G = Total petroleum hydrocarbons, gasoline range
TPH-D = Total petroleum hydrocarbons, diesel range
TPH-E = Total petroleum hydrocarbons, extended range
TRPH = Total recoverable petroleum hydrocarbons
VOCs = Volatile organic compounds
bgs = below ground surface

Table 6 - Summary of Burn Pit and Remediation Confirmation Sample Analytical Results

Sample ID	Date Collected	PAHs (µg/kg)	Antimony (mg/kg)	Arsenic (mg/kg)	Barium (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Cobalt (mg/kg)	Copper (mg/kg)	Lead (mg/kg)	Mercury (mg/kg)	Nickel (mg/kg)	Silver (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)
Initial Burn Pit Samples															
Pit 1-1	9/14/2004	ND	35.1	15.7	815	3.73	61.8	6.92	178	2190	0.088	18.9	4.26	15.3	4690
Pit 1-2	9/14/2004	ND	1.22	1.83	160	ND	8.37	2.67	9.3	43.7	ND	2.86	ND	18.2	84.2
Pit 1-3	9/14/2004	ND	ND	1.29	53.7	ND	8.6	3.53	8.17	22.8	ND	2.49	ND	20.3	53.2
Remediation Confirmation Samples															
NM03-S1	9/23/2004	ND	ND	ND	261	ND	8.93	1.51	6	4.27	ND	1.76	ND	23.5	9.35
NM03-S2	9/23/2004	ND	ND	ND	337	ND	8.85	1.56	6.2	4.53	ND	1.8	ND	20.6	10.5
NM03-S3	9/23/2004	ND	ND	ND	222	ND	8.6	2.77	7.56	19.9	ND	2.71	ND	22.6	92.5
NM03-S4	9/23/2004	ND	ND	ND	341	ND	8.75	1.59	6.22	4.73	ND	1.92	ND	21.3	10.4
NM03-S5	9/23/2004	ND	ND	0.831	518	ND	9.38	2.75	4.52	6.35	ND	3.22	ND	29.6	10.4
NM03-S6	9/23/2004	ND	ND	0.764	140	ND	6.86	3.05	4.5	5.67	ND	2.07	ND	20	20.7
Stockpile Samples															
NM03-SP1	9/23/2004	ND	ND	1.94	205	ND	8.12	2.33	6.02	10.9	ND	2.81	ND	21.4	23.6
NM03-SP2	9/23/2004	ND	ND	ND	269	ND	7.86	1.95	5.63	6.98	ND	1.88	ND	19.6	16.9
NM03-SP3	9/30/2004	ND	ND	1.25	198	ND	7.09	1.97	4.64	4.46	ND	2.07	ND	14	13
NM03-SP4	9/30/2004	ND	ND	1.54	220	ND	7.89	2.22	6.03	3.71	ND	2.33	ND	14.6	18.9
10X STLC		NA	150	50	1,000	10	50	800	250	50	2	200	50	240	2,500
Residential PRGs		NA	31	0.062	5,400	37	49	900	3,100	150	6	1,600	390	78	23,000
Industrial PRGs		NA	410	0.25	67,000	450	450	1,900	41,000	800	62	20,000	5,100	1,000	100,000

Notes:
µg/kg = micrograms per kilogram
mg/kg = Milligrams per kilogram
ND = Not detected at or above the reporting limit
PAHs = Polynuclear aromatic hydrocarbons
PRGs = Preliminary Remediation Goals
STLC = Soluble Threshold Limit Concentration

Table 7 - Summary of UST Removal and Remediation Soil Sample Analytical Results - 4327 Kansas Street (Heilig Meyers)

Sample ID	Date Collected	Sample Depth (feet bgs)	TPH-G (mg/kg)	TPH-D (mg/kg)	TRPH (mg/kg)	Detected VOCs	
						Ethylbenzene (µg/kg)	Naphthalene (µg/kg)
T1E-7	11/2/2004	7.0	39	260	610	8.9	180
T1W-7	11/2/2004	7.0	44	140	110	--	--
UST EX-SOUTH-6	11/11/2004	6.0	72	140	--	--	--
UST EX-WEST-6	11/11/2004	6.0	24	2,300	--	--	--
UST EX-EAST-6	11/11/2004	6.0	8.5	660	--	--	--
UST EX-NORTH-6	11/11/2004	6.0	190	5,400	--	--	--

Notes:
bgs = below ground surface
mg/kg = milligrams per kilogram
µg/kg = micrograms per kilogram
-- = Not analyzed
TPH-G = Total petroleum hydrocarbons, gasoline range
TPH-D = Total petroleum hydrocarbons, diesel range
TRPH = Total recoverable petroleum hydrocarbons

Table 8 - Summary of Post-Excavation Confirmation Soil Sample Analytical Results - 4327 Kansas Street (Helig Meyers)

Sample ID	Sample Depth (feet)	Date Collected	TPH-G (mg/kg)	TPH-D (mg/kg)	Benzene (µg/kg)	Toluene (µg/kg)	Ethylbenzene (µg/kg)	Xylenes (µg/kg)	Naphthalene (µg/kg)
NW1-7'	7	1/31/2005	ND	ND	ND	ND	ND	ND	ND
NW2-11'	11	1/31/2005	ND	ND	ND	ND	ND	ND	ND
NW3-10'	10	2/4/2005	ND	ND	ND	ND	ND	ND	ND
EW1-10'	10	2/4/2005	ND	ND	ND	ND	ND	ND	ND
EW2-10'	10	2/4/2005	ND	ND	ND	ND	ND	ND	ND
EW3-10'	10	2/4/2005	ND	ND	ND	ND	ND	ND	ND
WW1-10'	10	1/31/2005	ND	16	ND	ND	ND	ND	ND
WW2-12'	12	1/31/2005	ND	860	ND	ND	ND	ND	ND
WW3-10'	10	2/4/2005	ND	ND	ND	ND	ND	ND	ND
WW4-10'	10	2/4/2005	ND	ND	ND	ND	ND	ND	ND
WW5-10'	10	2/4/2005	ND	ND	ND	ND	ND	ND	ND
SW1-10'	10	2/7/2005	ND	ND	ND	ND	ND	ND	ND
SW2-10'	10	2/7/2005	33*	750	ND	ND	ND	ND	ND
SW3-10'	10	2/7/2005	ND	ND	ND	ND	ND	ND	ND
B1-11'	11	1/31/2005	ND	ND	ND	ND	ND	ND	ND
B2-13'	13	2/4/2005	ND	ND	ND	ND	ND	ND	ND
B3-13'	13	2/4/2005	ND	ND	ND	ND	ND	ND	ND
B4-13'	13	2/4/2005	ND	ND	ND	ND	ND	ND	ND
B5-13'	13	2/4/2005	ND	ND	ND	ND	ND	ND	ND
B6-10'	10	2/4/2005	ND	ND	ND	ND	ND	ND	ND
B7-17'	17	2/4/2005	20*	520	ND	ND	ND	ND	ND
B8-15'	15	2/4/2005	ND	ND	ND	ND	ND	ND	ND
B9-14'	14	2/4/2005	ND	ND	ND	ND	ND	ND	ND

Notes:

mg/kg = Milligrams per kilogram

µg/kg = Micrograms per kilogram

ND = Not detected at or above the reporting limit

TPH-G = Total petroleum hydrocarbons, gasoline range

TPH-D = Total petroleum hydrocarbons, diesel range

TRPH = Total recoverable hydrocarbons

* = indicates sample was reported as gasoline, but did not match chromatographic pattern of gasoline (unknown hydrocarbon)

Table 9 - Daily Export Log - Non-Hazardous Waste

Date	Time	Trucking Company Name	Truck Number	Waste Type	Destination	Manifest Number	Volume (cubic yards)	Weight (tons)
2/3/2005	7:15	Rust Trucking	66	Non-Hazardous	Otay Landfill	1281-001	18-20	29.51
	7:30	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-002	18-20	28.69
	7:40	Rust Trucking	67	Non-Hazardous	Otay Landfill	1281-003	18-20	24.43
	9:10	Rust Trucking	66	Non-Hazardous	Otay Landfill	1281-004	18-20	29.93
	9:28	Rust Trucking	67	Non-Hazardous	Otay Landfill	1281-005	18-20	27.94
	9:45	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-006	18-20	20.24
	10:30	Rust Trucking	66	Non-Hazardous	Otay Landfill	1281-007	18-20	27.2
	10:53	Rust Trucking	67	Non-Hazardous	Otay Landfill	1281-008	18-20	24.75
	11:10	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-009	18-20	24.59
	12:10	Rust Trucking	66	Non-Hazardous	Otay Landfill	1281-010	18-20	30.68
2/4/2005	9:18	Rust Trucking	66	Non-Hazardous	Otay Landfill	1281-011	18-20	31.43
	9:57	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-012	20	28.03
	10:28	Rust Trucking	66	Non-Hazardous	Otay Landfill	1281-013	18-20	27.8
	11:20	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-014	18-20	30.19
	11:40	Rust Trucking	66	Non-Hazardous	Otay Landfill	1281-015	18-20	32.17
	12:40	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-016	18-20	32.41
	13:52	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-017	18-20	27.25
	7:15	Amber Trucking	A1	Non-Hazardous	Otay Landfill	1281-018	18-20	23.5
	7:17	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-019	18-20	28.85
	7:22	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-020	18-20	27.4
2/7/2005	8:45	Amber Trucking	A1	Non-Hazardous	Otay Landfill	1281-021	18-20	24.94
	9:10	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-022	18-20	27.25
	9:15	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-023	18-20	27.57
	9:57	Amber Trucking	A1	Non-Hazardous	Otay Landfill	1281-024	18-20	23
	10:22	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-025	18-20	23.67
	10:29	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-026	18-20	24.06
	10:59	Amber Trucking	A1	Non-Hazardous	Otay Landfill	1281-027	18-20	26.05
	11:30	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-028	18-20	25.19
	11:35	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-029	18-20	28.23
	12:03	Amber Trucking	A1	Non-Hazardous	Otay Landfill	1281-030	18-20	25.29
	12:25	Rust Trucking	95	Non-Hazardous	Otay Landfill	1281-031	15-18	19.95
	12:40	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-032	18-20	21.93
	12:48	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-033	18-20	25.42
	13:29	Rust Trucking	95	Non-Hazardous	Otay Landfill	1281-034	15-18	22.43
	13:45	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-035	18-20	23.85
	14:12	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-036	18-20	27.42
	14:40	Rust Trucking	95	Non-Hazardous	Otay Landfill	1281-037	15-18	23.17
	14:50	Rust Trucking	54	Non-Hazardous	Otay Landfill	1281-038	18-20	16.59

Table 9 - Daily Export Log - Non-Hazardous Waste

Date	Time	Trucking Company Name	Truck Number	Waste Type	Destination	Manifest Number	Volume (cubic yards)	Weight (tons)
2/8/2005	7:14	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-039	20	26.8
	7:25	Rust Trucking	8	Non-Hazardous	Otay Landfill	1281-040	20	24.4
	7:30	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-041	20	29.44
	8:10	Rust Trucking	A1	Non-Hazardous	Otay Landfill	1281-042	20	25.29
	8:35	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-043	20	27.85
	8:55	Rust Trucking	8	Non-Hazardous	Otay Landfill	1281-044	20	24.57
	8:57	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-045	20	28.85
	9:15	Rust Trucking	A1	Non-Hazardous	Otay Landfill	1281-046	20	27.32
	10:03	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-047	20	29.28
	10:11	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-048	20	29.25
	10:18	Rust Trucking	08/8A	Non-Hazardous	Otay Landfill	1281-049	20	24.23
	10:27	Rust Trucking	A1	Non-Hazardous	Otay Landfill	1281-050	20	29.71
	11:24	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-051	20	25.35
	11:28	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-052	20	28.1
	11:38	Rust Trucking	A1	Non-Hazardous	Otay Landfill	1281-053	20	29.45
	11:48	Rust Trucking	08/8A	Non-Hazardous	Otay Landfill	1281-054	20	24.61
	12:46	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-055	20	26.86
	12:52	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-056	20	26.82
	13:24	Rust Trucking	08/8A	Non-Hazardous	Otay Landfill	1281-057	20	23.45
	14:12	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-058	20	24.35
	14:16	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-059	20	25.26
2/9/2005	14:50	Rust Trucking	08/8A	Non-Hazardous	Otay Landfill	1281-060	20	23.17
	7:25	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-061	20	25.94
	7:40	Rust Trucking	53	Non-Hazardous	Otay Landfill	1281-062	20	22.87
	7:50	Serious Transport	8	Non-Hazardous	Otay Landfill	1281-063	20	23.15
	7:58	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-064	20	21.61
	8:55	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-065	20	25.78
	9:17	Rust Trucking	53	Non-Hazardous	Otay Landfill	1281-066	20	21.33
	9:25	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-067	20	23.1
	9:35	Serious Transport	8	Non-Hazardous	Otay Landfill	1281-068	20	23.4
	10:21	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-069	20	26.72
	10:26	Rust Trucking	53	Non-Hazardous	Otay Landfill	1281-070	20	23.88
	10:52	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-071	20	21.99
	11:42	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-072	20	26.59
	11:55	Rust Trucking	53	Non-Hazardous	Otay Landfill	1281-073	20	24.73
	12:21	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-074	20	25.3
	12:57	Rust Trucking	69	Non-Hazardous	Otay Landfill	1281-075	20	25.8
	13:15	Rust Trucking	53	Non-Hazardous	Otay Landfill	1281-076	20	23.2
	13:50	Rust Trucking	51	Non-Hazardous	Otay Landfill	1281-077	20	22.79
Total non-hazardous waste export (tons)								1985.59